

FOR SALE • COMMERCIAL PAD SITE

6134 S. Memorial Drive

Tulsa, Oklahoma 74133

Turnkey Coffee Shop with Equipment – or – Redevelopment Pad Site

\$850,000

APPRAISED AT \$1,590,000 (2023)

S. MEMORIAL DRIVE — 55,000 AADT

SUBJECT
SITE
±0.56 AC

±650 SF

BUILDING SIZE

±0.56 AC

LOT SIZE

55,000

AADT TRAFFIC COUNT

**2 WAYS TO
BUY**

TURNKEY OR PAD SITE

PROPERTY OVERVIEW

A rare freestanding opportunity fronting one of Tulsa's busiest retail corridors, offered two ways: acquire the fully equipped, turnkey coffee shop and start operating immediately, or take the ±0.56-acre pad site for redevelopment with a new quick-service, bank, or specialty retail concept.

TWO WAYS TO BUY

OPTION A

Turnkey Coffee Shop

Sold with all equipment in place – espresso machines, drive-thru menu boards, walk-in cooler, and FF&E. Step in and open for business.

OPTION B

Redevelopment Pad Site

Building removed for a clean ±0.56-acre pad, ready for a quick-service concept (double drive-thru, dirty soda shop, yogurt shop), bank, or specialty retail user.

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All information furnished is from sources deemed reliable but is not guaranteed. Buyer to verify all zoning, use, traffic count, and site data independently.